

## CITY OF WEST DES MOINES PLAN AND ZONING COMMISSION COMMUNICATION

**Meeting Date:** July 20, 2015

**Item:** Des Moines Golf and Country Club, 1600 Jordan Creek Parkway – renovate nine golf tees, bunkers, greens, and trails – Des Moines Golf and Country Club – GP-002767-2015

**Requested Action:** Approval of a Grading Plan

**Case Advisor:** Kara V. Tragesser, AICP 

**Applicant's Request:** The applicant, Des Moines Golf and Country Club, is requesting approval of a grading plan to renovate nine golf tees, greens, bunkers, and trails on the golf course.

**History:** The Des Moines Golf and Country Club was annexed into the City in 1990. In 2004, a revised site plan was approved to construct new recreational facilities and renovate the club house (PC-2003-25). In 2005, a revised site plan to construct a dome over the tennis courts was approved (PC-2005-06). In August of 2013, a grading plan was approved to re-grade nine holes with renovations to tees, greens, bunkers and trails. In July 2014, a Phase 2 Grading Plan was approved for improvements to other tees, greens, and trails. This application is for phase 3 of the project.

**City Council Subcommittee:** This project was presented to Development and Planning Subcommittee for information at its July 16, 2015, meeting. The Subcommittee was supportive of the request.

**Staff Review and Comment:** This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues.

**Comprehensive Plan Consistency:** The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

**Staff Recommendations and Conditions of Approval:** Based upon the preceding review and a finding of consistency with the Comprehensive Plan, staff recommends that the Plan and Zoning Commission adopt a resolution approving the grading plan, subject to the applicant meeting all City Code requirements and the following:

1. Providing final grading plan documents prior to commencing grading.

**Owner/Applicant:** Des Moines Golf and Country Club  
1600 Jordan Creek Parkway  
West Des Moines IA 50266  
James Cutter  
515-440-7500

**Applicant Rep:** Veenstra and Kimm Inc  
3000 Westown Parkway  
West Des Moines IA 50266  
Bob Veenstra Jr.  
515-225-8000

**Attachments:**

Attachment A	☐	Plan and Zoning Commission Resolution
Attachment B	☐	Location Map
Attachment C	☐	Grading Plan

**RESOLUTION NO.****A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, APPROVING THE DES MOINES GOLF AND COUNTRY CLUB GRADING PLAN PERMIT (GP-002767-2015) FOR THE PURPOSE OF RENOVATING NINE TEES, GREENS, BUNKERS AND TRAILS**

**WHEREAS**, pursuant to the provisions of Title 8, Building, Chapter 5, Site Grading Regulations, et seq, of the West Des Moines Municipal Code, the property owner, Des Moines Golf and Country Club, has requested approval for a Grading Plan (GP-002767-2015) for approximately 17 acres of a 463 acre site located at 1600 Jordan Creek Parkway for the purpose of grading the property to renovate nine tees, greens, bunkers and trails;

**WHEREAS**, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

**WHEREAS**, on July 20, 2015, this Commission held a duly-noticed meeting to consider the application for Grading Plan Permit;

**NOW, THEREFORE**, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

**SECTION 1.** The findings, for approval, in the staff report, dated July 20, 2015, or as amended orally at the Plan and Zoning Commission meeting of July 20, 2015, are adopted.

**SECTION 2.** The **GRADING PLAN PERMIT** to grade the property at 1600 Jordan Creek Parkway is hereby approved by the Plan and Zoning Commission, subject to compliance with all the conditions in the staff report, dated July 20, 2015, including conditions added at the meeting, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on July 20, 2015.

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Craig Erickson, Chair  
Plan and Zoning Commission

ATTEST:

\_\_\_\_\_  
Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on July 20, 2015, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

\_\_\_\_\_  
Recording Secretary

**EXHIBIT A**  
**CONDITIONS OF APPROVAL**

1. Providing final grading plan documents prior to commencing grading.

# Location Map

## Des Moines Golf and Country Club

### 1600 Jordan Creek Parkway



